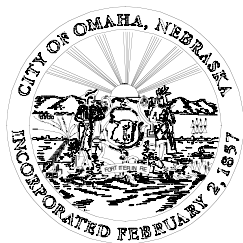

Reconnaissance Survey of Portions of Omaha Nebraska Historic Buildings Survey

Prepared for:

City of Omaha and
Nebraska State Historical Society



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The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Mead & Hunt, Inc. (Mead & Hunt) to conduct a Nebraska Historic Buildings Survey (NeHBS) in an area west of downtown Omaha. Mead & Hunt completed the survey and prepared this report between January and May 2009.

The survey area contains approximately 1,308 properties. Generally, the survey area is bounded by J.E. George Boulevard and Happy Hollow Boulevard on the east; Pacific Street on the south; Western Avenue on the north; and North and South 72nd Street on the west. It excludes the University of Nebraska-Omaha campus (see Figure 1. Map of Survey Area shown in Chapter 2). The survey area includes the former village of Fairacres, which was annexed by the City of Omaha in 1941, and residential subdivisions and plats.

The survey area generally consists of late nineteenth and early twentieth century residential resources and mid-twentieth century residential, commercial, and institutional resources. Currently, one property – Elmwood Park – is considered eligible for listing the National Register of Historic Places (National Register), and one property – the Pedestrian Bridge over Dodge Street is a designated Omaha Landmark.

Mead & Hunt conducted a reconnaissance-level survey in accordance with the Secretary of the Interior's *Standards for Archaeology and Historic Preservation* and *Standards for Identification and Evaluation* and the NeHBS survey standards. This was the first Omaha reconnaissance-level survey to identify a significant number of postwar resources and to work through their evaluation. Surveyed properties were evaluated for their potential to be eligible for the National Register and for designation as an Omaha Landmark. The reconnaissance-level survey identified 27 individual properties and two residential historic districts as good candidates for National Register or Omaha Landmark designation.

This report documents the results of historical research and field investigations. Chapter 1 of the report contains an overview of the historic development and outlines historic themes for the survey area. Chapters 2 through 4 of the report include a discussion of the survey methodology, a description of architectural styles and associated historic contexts of properties documented within the survey area, Mead & Hunt's recommendations for the National Register and Omaha Landmark designation and future research considerations, and an introduction to the survey process and its administrators. The report concludes with a list of the surveyed properties, a bibliography, and a glossary of terms used in the report.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: James Krance of the City of Omaha Planning Department; Jill Dolberg, Jessie Nunn, and Bob Puschendorf of the Nebraska State Historic Preservation Office; and Gary Rosenberg of the Douglas County Historical Society.

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Chapter 1

Historic Overview of Survey Area

Introduction

This narrative provides a brief overview of the historic development of the survey area and identifies important themes associated with the development of the area. When possible, this overview presents information about specific historic resources documented during field survey (for a discussion of the field survey, see Chapter 2). When a surveyed property is mentioned, its Nebraska Historic Buildings Survey site number follows its reference.

The survey area for this project is located west of downtown Omaha and includes the former village of Fairacres, as well as residential subdivisions and plats. Although located within the survey area, the University of Nebraska-Omaha campus is excluded from the survey. The survey area is bounded generally by North 72nd Street on the west, Western Avenue on the north, Happy Hollow Boulevard on the east and Pacific Street on the south. See Chapter 2 for a map showing the survey area boundaries.

Nebraska Historic Buildings Survey Site Numbers

Each surveyed property in the Nebraska Historic Buildings Survey (NeHBS) is assigned a site number. Site numbers begin with an abbreviation of the county - DO is the abbreviation for Douglas County. Each county abbreviation is followed by a sequential two-digit number assigned to communities within each county - 09 is the two-digit number for the City of Omaha. This number is then followed by a four-digit city plat map number, and a three-digit number that refers to the specific resource mapped on each city plat map (i.e., DO09:0098-012). When a surveyed property is mentioned, its NeHBS site number follows its reference.

Expansion and Annexation Through World War II

During the early twentieth century, Omaha grew rapidly; its population nearly doubled between 1900 and 1920 to 191,000 people. Physically, Omaha's

Chapter 1. Historic Overview of Survey Area

early expansion followed developing streetcar lines, which primarily connected areas north and south of the city, while westward expansion occurred more slowly. With the growing use of the automobile in the 1910s and 1920s, Omaha began expanding westward through the annexation of existing villages and towns.¹ Until 1915 the city limits of Omaha did not include South Omaha, Benson, Dundee, Fairacres or Florence; each was an independent village with their own government councils. However, between 1915 and 1917 South Omaha, Benson, Dundee, and Florence were each incorporated in the city of Omaha. Notably, Fairacres fought annexation until May 21, 1941.²

Prior to its annexation, Fairacres maintained narrow, quiet thoroughfares without concrete pavement, privately-selected lamp posts placed within individual properties, and carefully landscaped large residences of one to five acres. Dodge Street, also known as the Lincoln Highway, ran along the south side of Fairacres, establishing it as one of the first residential areas of the greater Omaha area viewable to visitors traveling into Omaha from the west. Ultimately, and in part due to increasing traffic around Fairacres, the village succumbed to annexation. Later, the city widened and paved Underwood Avenue, which bisects Fairacres, establishing it as a primary east-west artery.³ Along its curvilinear roads, Fairacres retains a concentration of Period Revival houses built from the 1920s to 1940s on large lots with deep setbacks.



Portion of Fairacres Plat (1907), courtesy of the Douglas County Engineer

Elmwood Park and the Omaha Park and Boulevard System

As Omaha grew in the 1880s, concerned citizens feared that the city would suffer without the creation of urban parks. After the Board of Park Commissioners was established in 1880, it commissioned noted landscape architect H.W.S. Cleveland to design a comprehensive and intertwined park and boulevard system for the city. Cleveland submitted his first report to the park commissioners in June of 1889.

After receiving the 1889 report, which recommended a large central park to eliminate the sights and sounds of the city, Lyman Richardson, John T. Bell, and Leopold Doll donated 55 acres to the city. Named Elmwood Park (D009:0541-001) for its impressive elm trees, the land included a wooded ravine and small stream. Cleveland's initial plans called for over 500 acres of central parkland, and the design featured a seven-acre lake, carriage concourse that traveled to the park's highest point, and additional drives and walks that threaded the wooded slopes. By 1917 Elmwood Park had grown to 208 acres and it was a locally-popular driving area. A Moorish-style pavilion opened in 1890, and in 1916 an eighteen-hole public golf course opened within the park. Although the park has changed over the past century, its original design is visible in the hilltop stands of pine and spruce and roadway configurations that link the park with the Omaha Park and Boulevard System, which is eligible for the National Register of Historic Places.



Elmwood Park Pavilion

[City of Omaha Planning Department, "Omaha's Historic Park and Boulevard System," Omaha, Nebr.: Omaha Planning Department, 1992, 44; Lynn Sullivan, "Elmwood Park," Omaha Public Library, <<http://www.omaha.lib.ne.us/earlyomaha/parks/elmwood.html>>; Dan Rock, ed., *Dundee, Nebraska: A Pictorial History* (Omaha, Neb.: Dundee-Memorial Park Association, 2000), 84-92.]

In addition to Fairacres, established plats with scattered pre-World War II development are located within the survey area, including Elmwood Addition (1892), Elmwood Gardens (1917), and Cedarnole Addition (1920). Consistent with national trends, little building occurred in Omaha during the Great Depression and World War II. However, the population continued to increase, with 9,000 new Omaha residents accounted for in the 1930s.⁴ Moreover, Omaha experienced economic expansion during World War II, as the Glen L. Martin Bomber Plant opened south of the city and the agricultural industry expanded to meet wartime needs.⁵

Post-World War II Development (National Perspective)

In general, there was little new residential and commercial construction during the Depression and World War II, other than projects financed by federal relief agencies of the New Deal, such as the Works Progress Administration. However, in the decades following World War II, demand for housing skyrocketed as soldiers returned home, the American economy boomed, and government assistance made private mortgage loans readily available. The period between 1945 and 1975 was the most productive period in American history in terms of overall housing construction.⁶

Millions of American military personnel were demobilized from the war in 1945 and 1946 and returned home to resume their civilian lives. Marriage and birth rates continued to rise, while new housing construction dwindled, resulting in an acute need for housing after the war. Compounding this was a continuing trend from the Great Depression; six million families were co-residing in homes with relatives by 1947, while 500,000 occupied temporary housing. Representing this heightened need for housing is an Omaha newspaper advertisement that read, "Big Ice Box, 7x17 feet, could be fixed up to live in."⁷

Anticipating the housing shortage, the federal government passed legislation during the war to help facilitate housing construction and home ownership by returning war veterans. The Serviceman's Readjustment Act, better known as the G.I. Bill, authorized federal insurance of mortgage loans, making it easy for veterans to get home loans with little or no money down. Civilians, also, had easier access to home loans thanks to liberalized

mortgage insurance policies by the Federal Housing Administration (FHA) that allowed more readily accessible home and construction loans. To meet the need for housing after the war and into the early 1960s, real estate developers urgently planned and erected massive numbers of new homes in freshly platted subdivisions in cities across the country.⁸

With this building boom emerged suburbs that adopted a consistent location and appearance, whether in Los Angeles or Omaha. Five characteristics of postwar suburbs across the nation include their location at the periphery of the city center, low-density housing stock, economic and racial homogeneity, ready availability, and architectural similarity.⁹ New building technologies and mass production techniques developed during the war were successfully applied to postwar residential suburbs making rapid construction of large subdivisions more efficient and cost effective. Pioneering postwar suburbs like Levittown, New York, and Lakewood, California, with their largely similar homes and repetitive street patterns, applied mass production principles in the early postwar years.¹⁰ The appearance of postwar suburban housing was also affected by Modernist architects and designers who innovatively used materials like glass, concrete, and steel to design houses for modern living. Popular design features included cantilevered roof forms, glass curtain walls, post-and-beam construction, open interior plans, and the integration of interior and exterior living spaces.

Suburban Growth in Omaha after World War II¹¹

Between World War II and the 1970s, Omaha expanded and more than doubled its prewar size as new subdivisions stretched to the west and southwest along the new interstate highways. The city enjoyed economic prosperity during the postwar era, in part due to an influx of federal monies for agricultural support, irrigation projects, and the interstate highway system; the success of Omaha's insurance industry; and the relocation of the Strategic Air Command to Offutt Air Force Base, located southwest of the city of Omaha city limits.¹² Additionally, through aggressive promotion and boosterism, new postwar industries relocated to Omaha, including the Continental Can Company, Allied Chemical and Dye Corporation, Omaha Production Company, Western Electric, and C.A. Swanson and Sons.¹³

Chapter 1. Historic Overview of Survey Area

Conforming with national trends towards suburban development and urban decentralization, Omaha in the 1950s saw rapid westward development. Between 1945 and 1959, automobile registration in Douglas County doubled, and in 1956 Congress authorized the interstate highway system. Interstate Highway 80 would promote the spread and decentralization of residences and businesses.¹⁴ In the survey area, numerous new residential plats emerged to surround the existing Fairacres and subdivisions adjacent to Elmwood Park. Between 1945 and 1955, plats registered in the survey area included Fair Ridge (1946), Fair Park (1949), Mel-Aire Addition (1952), Town and Country Place (1952-1954), and Dillon's Fairacres (1953-1955). Moreover, community growth in the postwar period was accompanied by new school and church construction in the suburbs. The expansion of these services is represented in the survey area by the sprawling church complexes of First Memorial Church (DO09:0548-002), Luther Memorial Evangelical Lutheran Church (DO09:0549-008) and the Western Hills School (DO09:0549-003). Modern commercial structures are located along 72nd Street and Dodge Street, the principal vehicular routes in the survey. Examples include the former service station at 337 South 72nd Street (DO09:0544-014) and the office building located at 6901 Dodge Street (DO09:0544-029).

Between the end of World War II in September 1945 and late 1949, nearly 1,000 housing units were added annually to Omaha's housing stock, illustrating the general postwar need for immediate housing. FHA loans reduced down payments and extended loan payment periods from 20 to 25 years, encouraging builders to continue erecting houses in Omaha. Moreover, with Offut Air Force Base's proximity to Omaha, the number of World War II veterans and active military personnel taking advantage of G.I. Bill mortgages flooded the Omaha market.¹⁵



These brick Ranch-style homes in the Renner Gardens Plat represent Omaha's residential expansion in the 1950s

Robert W. Dillon and Dillon's Fairacres

Robert W. Dillon was a major developer of postwar housing the survey area. Dillon, who predicted the increased demand for housing defense workers in the greater Omaha region, moved to the city in 1944 from Des Moines, Iowa. His first housing project included 680 houses in Florence Field, near Fort Omaha. Dillon Realty Company continued to construct houses throughout Omaha. By 1959 Dillon estimated that he had provided housing for 1,800 families, including the establishment of 275 houses in Dillon's Fairacres, within the survey area. Platted between 1953 and 1955 in seven sections, Dillon's Fairacres mirrors the streets in adjacent Dundee and Fairacres with its curvilinear drives and long blocks of houses with similar setbacks and orientation. The housing stock includes ranches and contemporary designs on similarly sized lots ranging from approximately 80-100 feet by 120-140 feet. [Phil Gurney, "Out of a Dream Developed \$3.5 Million Man," 5 February 1959, n.p.]



Residences along Parkwood Lane in Dillon's Fairacres

Omaha's physical expansion continued through the 1950s as the population increased from 251,117 in 1950 to 301,598 in 1960.¹⁶ Home-building continued to grow to meet the demand from new homebuyers. Illustrating Omaha's rapid home-building pace in 1954, city planning officials predicted the approval of nearly 10,000 new construction lots in subdivisions west of the city's central core.¹⁷ New housing completion in the 1950s ranged from a low of 2,003 houses in 1950 to a high of 3,373 houses in 1959. In general, postwar residential development was limited to vacant lots and areas on the west and north sides of established neighborhoods, in this case Fairacres. Despite the influx of new homes in the Omaha market, developers were adamant that they were not overbuilding, as the city was still predicting

Memorial Park

Before it was established in 1948 as Memorial Park (D009:0434-004), the area, located adjacent to the University of Nebraska-Omaha, Happy Hollow, and Fairacres, was a golf course; first Happy Hollow Country Club and then Dundee Golf Club. In 1944 Mrs. J.W. Broad promoted the idea of a memorial park on the site of the unsuccessful Dundee Golf Club. With the support of local civic leaders, the Memorial Park Association of Omaha was created while World War II was still being fought. More than \$260,000 was raised by the association to purchase the land and erect a memorial.

Leo A. Daly's architectural firm was chosen to design Memorial Park, and the first trees were planted on April 12, 1946. Although originally envisioned to include an arboretum, amphitheater, reflecting pool, and fountain, only some of the 65-acre parks plans came into fruition. Most notably, a semicircular colonnade at the crest of the park was erected beginning in 1945, and afterwards, the names of more than 900 Douglas County men and women who died in the War were inscribed on the memorial. On June 5, 1948, President Harry S. Truman dedicated the memorial in front of more than 3,000 observers.

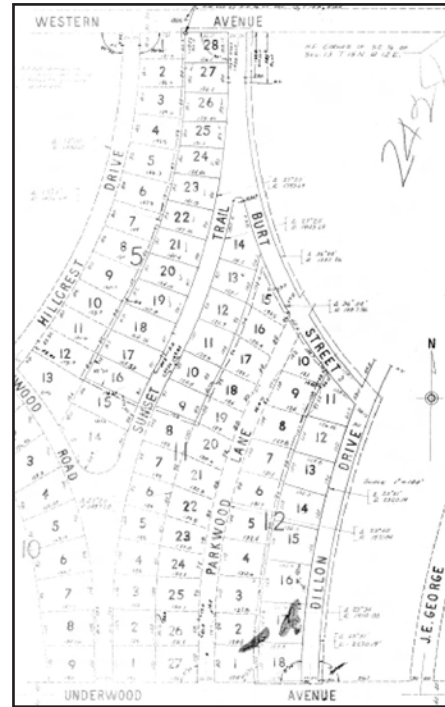
In 1967 the city of Omaha erected the Dodge Street Walking Bridge (D009:0432-011), which spans Dodge Street and links Memorial and Elmwood Parks. Designed by William Durand, the bridge was recognized by the American Institute of Steel Construction as "The Most Beautiful Bridge" in 1969.



Memorial Park construction, c.1945, courtesy of the Douglas County Historical Society

[Dan Rock, ed., *Dundee, Nebraska: A Pictorial History*, 75-82; "Memorial Park: 40 Years of Beauty, Memories," *Sunday World-Herald Magazine of the Midlands*, 29 May 1988, 11, 18; Dan McMullen, "Buffer Zone or Memorial: The History of Memorial Park," *The Gateway*, 10 September 1971, 9.]

population growth through the early 1960s.¹⁸ The city of Omaha continued to expand throughout the late twentieth century, and residential developments often consisted of ranch homes, split levels, and large modern homes, such as those located in the western portions of the survey area.



Portion of Dillon's Fairacres Plat (1953), courtesy of the Douglas County Engineer

Chapter 1. Historic Overview of Survey Area

Notes

¹ Bradley H. Baltensperger, *Nebraska, A Geography* (Boulder, Colo.: Westview Press, 1985), 246-248, 253.

² Margaret P. Killian and Sharon M. Wiesner, *Born Rich: A Historical Book of Omaha* (Omaha: Assistance League of Omaha, 1978), 50-51.

³ Killian and Wiesner, *Born Rich: A Historical Book of Omaha*, 50-51.

⁴ Lawrence H. Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha* (Boulder, Colo.: Pruett Publishing Company, 1982), 199.

⁵ Lawrence H. Larsen et al. *Upstream Metropolis: An Urban Biography of Omaha and Council Bluffs* (Lincoln, Neb.: University of Nebraska Press, 2007), 259.

⁶ Elizabeth S. Wilson, "Postwar Modern Housing and a Geographic Information System Study of Scottsdale Subdivisions," N.p., 2002, 20-27.

⁷ Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York, NY: Oxford University Press, 1985), 232.

⁸ Jackson, *Crabgrass Frontier: The Suburbanization of the United States*, 232-233; Wilson, "Postwar Modern Housing and a Geographic Information System Study of Scottsdale Subdivisions," 20-25.

⁹ Jackson, *Crabgrass Frontier: The Suburbanization of the United States*, 238-241.

¹⁰ Jackson, *Crabgrass Frontier: The Suburbanization of the United States*, 234-238.

¹¹ Within Omaha a citywide historic context for the postwar period of rapid residential development has not yet been developed. In general, the historic overview for this survey area is limited by the reconnaissance-level nature of this survey and the general lack of information regarding suburban growth after World War II in Omaha.

¹² Larsen and Cottrell, *The Gate City: A History of Omaha*, 210-214.

¹³ Larsen et al. *Upstream Metropolis: An Urban Biography of Omaha and Council Bluffs*, 268.

¹⁴ Baltensperger, *Nebraska, A Geography*, 254.

¹⁵ "2,000 Homes Built, Started," 5 September 1948, n.p.; "926 Housing Units Yearly," *Omaha World-Herald*, 27 November 1949, n.p.; David A. Sadler, "Airmen Buy Share in City," 10 August 1958, n.p.; "926 Housing Units Yearly," n.p.

¹⁶ Larsen et al. *Upstream Metropolis: An Urban Biography of Omaha and Council Bluffs*, 270.

¹⁷ Gabe Parks, "Eased Loans, Industry Rise are Reasons," 22 February 1955, n.p.

¹⁸ "New Houses Lacking Here," *Omaha World-Herald*, 10 April 1960, n.p.

Chapter 2

Survey Methods and Results

Introduction

This chapter describes the methods used to conduct the survey and the results of the survey. The City of Omaha retained Mead & Hunt to identify and document historic and architectural properties within the survey area, which is west of downtown Omaha and includes the former village of Fairacres and residential subdivisions and plats. Architectural historians from Mead & Hunt conducted a reconnaissance-level Nebraska Historic Buildings Survey (NeHBS) during January and March 2009. The survey builds upon previous survey efforts undertaken by the City of Omaha Certified Local Government (Omaha CLG). For more information on the NeHBS and the Omaha CLG, see Chapter 4.

Survey Methods

Objectives

The purpose of the survey was to identify properties that appeared to retain sufficient historic integrity to meet NeHBS survey criteria within the survey area. Properties meeting survey criteria were then evaluated to determine if they qualified as candidates for designation as Omaha Landmarks or listing in the National Register of Historic Places (National Register) both individually and collectively as contributing properties within possible historic districts. The completion of a reconnaissance-level survey

results in a description of the types of historic properties within the survey area and recommendations of properties that may qualify for local and/or National Register designation (see Chapter 3).

Survey Methodology

The purpose of a reconnaissance-level NeHBS is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a background review of the history of the development of the survey area. Properties that meet NeHBS survey criteria are identified and documented with photographs and basic physical descriptions. Their geographic locations are plotted on city maps.

Survey Area

The survey area contains approximately 1,308 properties. Generally, the survey area is bounded by J.E. George Boulevard and Happy Hollow Boulevard on the east; Pacific Street on the south; Western Avenue on the north; and North and South 72nd Street on the west.

Research

Architectural historians investigated published information about the history, culture, and

Chapter 2. Survey Methods and Results

settlement of the survey area at the Nebraska State Historical Society Library/Archives, the Douglas County Historical Society, and the Omaha Public Library. Additionally, Omaha CLG staff and architectural historians from Mead & Hunt encouraged residents to share information about local history and properties associated with historic events or important persons through letters sent to neighborhood associations in the survey area.

Previously Documented Properties

Previously documented properties were evaluated and included in the survey results if they appeared to meet National Register or local criteria and retained sufficient historic integrity. No properties listed in the National Register were included in the survey area. One property is designated as an Omaha Landmark – the Dodge Street Pedestrian Bridge (DO09:0432-011).

Evaluation

Mead & Hunt conducted the field survey in January and March 2009. During the field survey, architectural historians drove accessible public streets within the survey area and identified properties that appeared to possess historical or architectural significance and retained historic integrity as outlined in the *NeHBS Manual* (January 9, 2008). Generally, the *NeHBS Manual* follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possessing exceptional significance — following NeHBS guidelines, Mead & Hunt included properties that fell a few years outside the 50-year mark if they were significant or unusual property types, even though they did not possess exceptional significance.
- Be in its original location — generally, historical associations are absent when a property is moved from its original location.
- Retain its physical integrity — for a property to retain physical integrity, its present appearance must closely resemble its appearance during the time the property derives its significance. Common alterations causing the loss of integrity include: the replacement of original features with modern ones, such as new windows or porches; the construction of additions, particularly additions that are less than 50 years in age; the loss of original features, such as porches and porch columns, or defining architectural details; and the installation of modern siding

materials, such as aluminum and vinyl. Properties that display such physical changes were generally excluded from the survey because they did not retain physical integrity.

Because single-family and multiple-family dwellings are the most common resource within building surveys, their evaluation requires a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented. Moreover, because of the ubiquity of Ranch style homes, documentation was limited to those that retained original materials and massing and retained a minimum of two or three original architectural features, such as deep eave overhangs, planters, brick or stone veneer, wrought-iron supports, or picture windows.

Additionally, because of the large number of residences built in the post-World War II period and represented in the survey area, Mead & Hunt applied a modified survey methodology in order to capture postwar residential neighborhoods that were platted and constructed within a short window of time. For concentrations of similar homes that did not meet individual survey criteria but that had similar massing and materials, Mead & Hunt surveyed the entire subdivision/plat as a single unit, if it was less than two blocks, or surveyed an entire block as a single unit if the subdivision/plat was larger than two blocks.

Commercial buildings were evaluated individually and as possible contributing properties of a historic district. In accordance with NeHBS guidelines, an altered first-floor storefront on a multi-story commercial building did not eliminate the building from the survey. The NeHBS acknowledges that the first-floor storefronts of commercial buildings are often modernized. If a commercial building retained historic wall surfaces, cornices, and second-level window openings, and appeared to have architectural interest, it was generally included in the survey.

Documentation

Architectural historians documented properties that met the survey criteria as outlined in the *NeHBS Manual* and according to the specific requirements of the Omaha CLG. Property locations were recorded on city plat maps, according to Geographic Information System (GIS) coordinates derived during field survey from a database provided by the Omaha CLG.

Photographic documentation included two black-and-white photographs and digital images of each property, with representative streetscape views to demonstrate notable features within the survey area.

Products submitted to the City of Omaha include the survey report, black-and-white photograph contact prints and negatives, digital images, maps, a database, and research files.

Survey limitations and biases

Only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. This is the first Omaha NeHBS survey to identify a significant concentration of postwar resources, and the Omaha CLG has not developed a historic context for this period of development. Therefore, properties identified during this survey were evaluated largely on design and architectural features without a broader understanding of additional postwar residential neighborhoods and developments in Omaha.

National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, landscapes, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify for listing in the National Register, properties generally must be at least 50 years old, possess historical or architectural significance, and retain physical integrity.

To be listed in the National Register, a property's significance must be demonstrated by one or more of the following National Register criteria for evaluation established by the NPS:

- Criterion A – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- Criterion B – Association with the lives of persons significant in our past.
- Criterion C – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and

distinguishable entity whose components may lack individual distinction.

- Criterion D – Holds the potential to provide important information about prehistory or history.

Cemeteries, birthplaces, gravesites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are usually considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.
- Moved properties that are significant for architectural value.
- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person's productive life.
- Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.
- Reconstructed buildings when built in a suitable environment.
- Commemorative properties with significant design, age, tradition, or symbolic value.
- Properties less than 50 years old that are of exceptional importance.

Integrity, meaning the ability of a property to convey its significance, is important in determining the eligibility of a property. A property's integrity must be evident through physical qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

Chapter 2. Survey Methods and Results

The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register, see Chapter 4.

Survey Results

Illustrated Discussion of Significant Historic Contexts

The survey identified 530 properties that met survey criteria (see Appendix A). Properties are related to seven historic contexts developed by the NeSHPO and listed in the *NeHBS Manual*. Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types related to each historic context. Historic contexts, including examples of properties documented under the contexts in the survey, are presented below. Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 3.

Commerce

The historic context of commerce is concerned with the buying and selling of commodities that are transported from one place to another. Associated property types include stores that provide a variety of products or services. Commercial properties found within the survey area are generally located along North and South 72nd Street, Dodge Street, and Pacific Street.



Commercial sign at 6920 Pacific Street (D009:0540-018)

The survey identified associated property types such as the commercial sign identifying Eli Caniglia's Venice Inn, located at 6920 Pacific Street (D009:0540-018).

Diversion

The theme of diversion is related to those activities designed to relax and amuse people and includes recreational and entertainment properties. The survey identified two associated property types, including Elmwood Park (D009:0541-001) and Memorial Park (D009:0434-004).



Elmwood Park (D009:0541-001)



World War II Memorial at Memorial Park (D009:0434-004)

Education

The education context relates to the processes of teaching and learning. The survey documented public and parochial schools as related property types. Schools identified within the survey area were multiple-story, brick buildings and often represented elements of contemporary architectural styles. An example of an educational property in the survey area is the Western Hills Magnet School (D009:0549-003) at 6525 Western Avenue.



*Western Hills Magnet School at 6525 Western Avenue
(DO09:0549-003)*

Religion

The context for religion relates to the institutionalized belief in, and practice of, faith. Related property types identified during the survey include five churches, one temple, and the Archdiocese of Omaha chancery. The churches identified in the survey area were typically of brick construction and demonstrate elements of Neo-Gothic and Modern architectural styles.

Religious properties are not usually eligible for the National Register unless the property derives its primary significance from architectural distinction or historical importance. An example of a religious property documented in the survey area is the First Christian Church (DO09:0545-019) located at 6630 Dodge Street.



*First Christian Church at 6630 Dodge Street
(DO09:0545-019)*

Services

The theme of services relates to properties that contain support facilities for an area, such as public utilities, health care, food service, and banking.

The survey identified properties under this theme, including the utility building at 801 North 72nd Street (DO09:0550-004) and the office building at 6901 Dodge Street.



Utility building at 801 North 72nd Street (DO09:0550-004)



Office building at 6901 Dodge Street (DO09:0544-029)

Settlement

The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties are the primary property type associated with settlement in the survey area. Single-family dwellings represent the largest pool of buildings evaluated and were documented if they appeared to be good examples of architectural styles or forms within the survey area and retained a high degree of integrity (for definitions of architectural styles and terms, refer to the Glossary of Architectural Styles and Survey Terms). Below is a description of the residential architecture styles documented during the survey.

Period Revival styles were popular between 1900 and 1940 and reflect a variety of characteristics associated with the Period Revival movement. Period Revival styles found in the survey area include Colonial Revival, Dutch Colonial Revival, Tudor Revival, and Spanish Colonial Revival. Colonial Revival architecture relies heavily on a simple, classically

Chapter 2. Survey Methods and Results

derived entrance to communicate its architectural heritage. Symmetry of design, side gable roofs with dormers, columns, and shutters are all elements of the style. An example of Colonial Revival architecture found within the survey is the house located at 145 Elmwood Road (DO09:0545-016).

Dating to the 1910s-1940s, Dutch Colonial Revival houses typically feature a steeply pitched gambrel roof, usually containing enough space for a full story. Separate dormer windows or a continuous shed dormer are common, and a full-width porch is usually included under the main roof line. The house located at 401 Fairacres Road (DO09:0545-008) is an example of a Dutch Colonial Revival house.

Tudor Revival architecture features half-timbering, multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions. Dating from the 1910s to 1930s, these houses typically display frame construction with stucco or brick veneer. An example of the Tudor Revival style is located at 138 North 66th Street (DO09:0545-018).

Spanish Colonial Revival architecture is characterized by a low-pitched red tile roof, typically with no overhang, one or more arches placed above doors or windows, brick or stucco wall surfaces, and an asymmetrical facade. Cross gable and side gable roofs with heavy brackets are commonly found on Spanish Colonial Revival houses. Architectural details are borrowed from the history of Spanish architecture, including Moorish, Byzantine, Gothic, or Renaissance inspiration. An example of the Spanish Colonial Revival architecture is located at 604 North 65th Street (DO09:0547-016).



*Colonial Revival house located at 145 Elmwood Road
(DO09:0545-016)*



*Dutch Colonial Revival house located at 401 Fairacres
Road (DO09:0545-008)*



*Tudor Revival house at 138 North 66th Street
(DO09:0545-018)*



*Spanish Colonial Revival house at 604 North 65th Street
(DO09:0547-016)*

Craftsman-style houses were constructed throughout the United States between 1910 and 1940. Craftsman buildings commonly exhibit low pitched or sweeping-gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. Elements of the style may also include contrasting wood bands or courses and multi-pane, double-hung sash windows. An example of a Craftsman-style house within the survey area is located at 1120 North 66th Street (DO09:0550-016).



*Craftsman house at 1120 North 66th Street
(DO09:0550-016)*

Minimal Traditional was one of the earliest of the modern styles to develop in the postwar period. Loosely based on the Tudor Revival and Colonial Revival style, Minimal Traditional homes typically have a side gable form with shallow eaves and a front-gable entry vestibule. Minimal Traditional houses are small, unadorned cottage-sized structures. Good examples of Minimal Traditional architecture can be found at 128 South 69th Street (DO09:0544-030) and 309 South 68th Avenue (DO09:0544-035).



*Minimal Traditional house located at 128 South 69th
Street (DO09:0544-030)*



*Minimal Traditional house located at 309 South 68th
Avenue (DO09:0544-035)*

During the postwar period, the automobile and wide availability of land influenced significant changes in the plan of a single-family house. The Ranch form, with its elongated main mass, became the dominant postwar house type throughout the country between 1950 and 1970, and as a result, the postwar suburb is often defined by its architectural uniformity. The Ranch form is typically asymmetrical and consists of one story with a low-pitched roof and wide eaves. The form may include a rambling floor plan, large picture window on the facade, and additional architectural features such as integrated planters, wrought-iron supports, wide chimneys, elevated windows, and roof cutouts. A garage or carport was nearly always incorporated into the main block of the house. Numerous examples of similarly styled Ranch houses are visible throughout the survey area.

Variations within the Ranch form include exterior cladding, which may be siding, brick, or some combination thereof; roof form; and window type. Examples of Ranch house variations in the survey area include the compact clapboard Ranch house at 1026 North 66th Street (DO09:0549-033), the Ranch house with contemporary influences at 6212 Glenwood Road (DO09:0547-036), and the rambling Ranch house oriented towards a corner at 710 Dillon Drive (DO09:0549-039).

More vernacular Ranch forms are also found within the survey area, particularly in the areas west of 66th Street and south of Dodge Street. Among these are a collection of brick houses, some of which feature siding, along Mayfield Avenue, Lund Avenue, and Davis Avenue in the Renner Gardens plat (DO09:0550-001) and a collection of Ranch houses along 68th Avenue south of Dodge Street in the Fair Ridge Addition (DO09:0544-038).



*Clapboard Ranch house located at 1026 North 64th Street
(DO09:0549-033)*

Chapter 2. Survey Methods and Results



Ranch with contemporary influences at 6212 Glenwood Road (DO09:0547-036)



Corner Ranch house at 710 Dillon Drive (DO09:0549-039)



Vernacular Ranch houses in the Renner Gardens plat (DO09:0550-001)



Ranch houses in the Fair Ridge Addition (DO09:0544-038)

The Split-level home was introduced during the 1950s; however, it did not gain widespread popularity until the 1960s and 1970s. The multi-level floor-plan offered families the option of having their private sleeping areas separated from the common and recreational areas. Bedrooms were typically located on the upper level, while the kitchen, dining room, and living room were located on the main level, and recreational areas, such as the family room, were typically located in the basement level. Characteristics of Split-level architecture include a one-story mass resting on a raised foundation connected to a two-story mass partially below grade, and an attached garage. Good examples of Split-level houses are located at 827 Dillon Drive (DO09:0549-007) and 1020 North 67th Circle (DO09:0550-014).



Split-level house located at 827 Dillon Drive (DO09:0549-007)



Split-level house located at 1020 North 67th Circle (DO09:0550-014)

Contemporary architecture has been popular in Nebraska from the 1950s until the present. Unlike previous architectural movements, Contemporary architecture moves away from the predetermined plans of the past, often relying on minimal architectural detail and harmony with nature. Contemporary

architecture often features large expanses of glass and geometrical and angular shapes. In some cases, Contemporary houses are modified Ranch and Split-level forms. Examples of Contemporary houses in the survey area are located at 6202 California Street (DO09:0547-027) and 703 Dillon Drive (DO09:0547-021).



*Contemporary house located at 6202 California Street
(DO09:0547-027)*



*Contemporary house located at 703 Dillon Drive
(DO09:0547-021)*



Dodge Street pedestrian bridge connecting Memorial Park and Elmwood Park (DO09:0432-011), a designated Omaha Landmark



*Former service station at 337 South 72nd Street
(DO09:0544-014)*

Transportation

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types may include trails, roads, bridges, gas and service stations, railroad and bus stations, and airport terminals. Transportation-related properties include the Dodge Street pedestrian bridge between Memorial Park and Elmwood Park (DO09:0432-011) and the former service station located at 337 South 72nd Street (DO09:0544-014).

Chapter 2. Survey Methods and Results

Table 1. Numerical Summary of Survey Results

Total number of historic properties within survey area	1,308
Total number of surveyed properties	530

Historic Context	Number of Properties
Commerce	4
Diversion	3
Education	2
Religion	7
Services	3
Transportation	3
Settlement	508

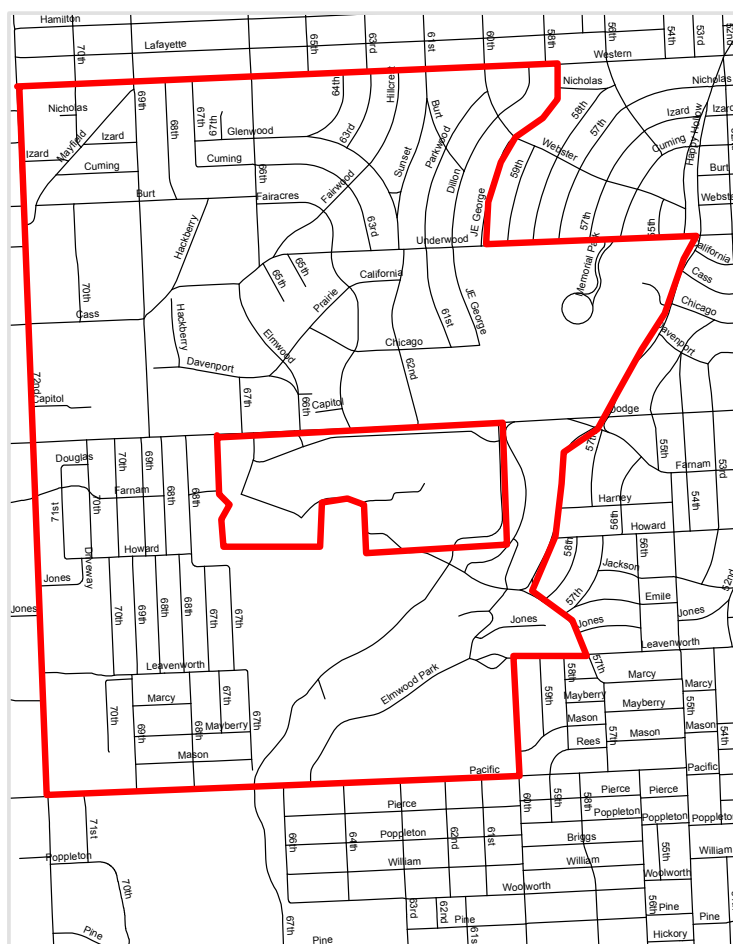


Figure 1. Map of Survey Area

Chapter 3

Recommendations

Introduction

One purpose of the reconnaissance-level Nebraska Historic Building Survey (NeHBS) of portions of North Central Omaha is to identify properties that may be eligible for listing in the National Register of Historic Places (National Register) or appear to be good candidates for Omaha Landmark designation. National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level. Omaha Landmark designation criteria and the procedure to designate individual properties and districts in the city of Omaha are outlined in the city's Landmark Heritage Preservation Ordinance (for more information, see Chapter 4).

Currently there are no individual properties within the survey area listed in the National Register. One property, the Dodge Street Pedestrian Bridge (DO09:0432-011), is a designated Omaha Landmark. Elmwood Park (DO09:0541-001) is considered eligible for the National Register as part of the Omaha Park and Boulevard System. No locally designated or National Register-listed historic districts are located within the survey area.

National Register and Omaha Landmark Recommendations

As a result of this survey, Mead & Hunt recommends 27 individual properties and two historic districts as good candidates for designation as an Omaha Landmark or listing in the National Register. These properties are associated with significant historic themes within the survey area and retain good integrity. Research efforts are limited during a reconnaissance-level survey. Therefore, properties are identified primarily on their architectural merit, method of construction, and historic integrity on portions of the property visible from the public right-of-way. As such, additional research is needed to determine if properties qualify for designation for their association with historic trends in Omaha or for their architecture or design merit. Some properties, such as religious properties, may also need to meet additional National Register considerations to be eligible for designation. Additional intensive-level research and review by the Nebraska State Historic Preservation Office (NeSHPO) and the Omaha Certified Local Government (Omaha CLG) are necessary before pursuing Omaha Landmark or National Register designation.

Chapter 3. Recommendations

Properties recommended as candidates for designation as an Omaha Landmark or listing in the National Register are illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 2.

Summary of the Proposed Fairacres Residential Historic District

Description of the District

The proposed Fairacres Residential Historic District is situated within the center of the survey area and includes 170 properties. Properties within the district are located north of Dodge Street. Preliminary boundaries for the district correspond to the pre-1941 plats and are generally bound by Davenport and Dodge Street on the south, Burt Street and North 63rd Street on the north, North 69th Street and Hackberry Road on the west, and North 62nd Street on the east (see Figure 2). However, district boundaries are undetermined at this time and should be defined through future intensive survey efforts. Distinctive features of the district include curvilinear roadways, expansive setbacks, and large lot sizes. Homes in the district have a similar scale and reflect the Period Revival architectural styles that were popular during the early twentieth century as well as contemporary styles popular in the mid-twentieth century.

Significance Statement

The proposed Fairacres Residential Historic District is recommended eligible for the National Register under *Criterion C: Architecture* as a collection of homes that represent residential development within the former Village of Fairacres during the early and mid-twentieth century.



Proposed Fairacres Residential Historic District



Mid-twentieth century house in the proposed Fairacres Residential Historic District.

Summary of the Proposed Dillon's Fairacres Residential Historic District

Description of the District

The proposed Dillon's Fairacres Residential Historic District is situated north of the proposed Fairacres Residential Historic District and includes 258 properties. Distinctive features of the district include curvilinear roads and homes with similar setbacks, scales, and massing. Platted by Robert W. Dillon between 1953 and 1955, the homes within the proposed district represent a cohesive collection of post-World War II architectural styles, including Ranch and Split-level forms and Contemporary designs. The low-density housing stock and architectural similarity of the proposed district conveys the neighborhood's history as a postwar subdivision. Preliminary boundaries for the district include Underwood Avenue and Cuming Street and North 63rd Street on the south, Western Avenue on the north, North 66th Street on the west, and J.E. George Boulevard on the east (see Figure 2).

Significance Statement

The proposed Dillon's Fairacres Residential Historic District is recommended as eligible for the National Register under *Criterion A: Community Planning and Development* and *Criterion C: Architecture* as a collection of homes that represent postwar residential development in Omaha.



Proposed Dillon's Fairacres Residential Historic District



House at 818 South 67th Street as an example of Contemporary style architecture, DO09:0540-013



Proposed Dillon's Fairacres Residential Historic District



House at 808 South 67th Street as an example of Tudor Revival style architecture, DO09:0540-015

Settlement/Architecture



House at 901 South 68th Street as an example of Contemporary style architecture, DO09:0540-001



House at 327 South 68th Street as an example of Contemporary style architecture, DO09:0542-007

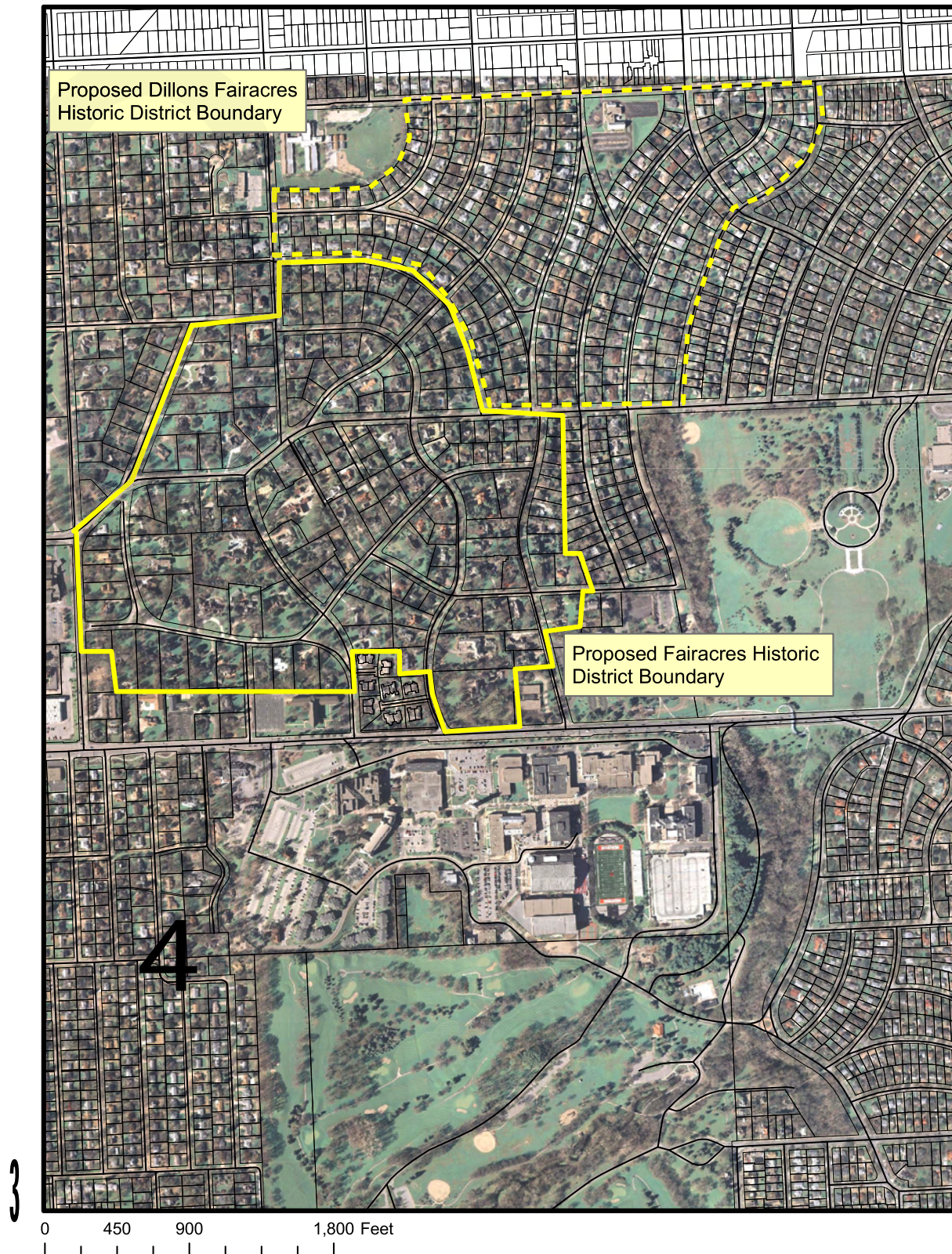


Figure 2. Map of Proposed Historic Districts



House at 6706 Howard Street as an example of a Split-level with Contemporary style influences, DO09:0542-008



House at 110 South 67th Avenue as an example of Contemporary style architecture, DO09:0544-042



House at 113 South 68th Avenue as an example of Spanish Colonial Revival style architecture, DO09:0544-003



House at 314 South 67th Street as an example of a Ranch house with Contemporary style influences, DO09:0544-043



House at 230 South 68th Avenue as an example of Spanish Colonial Revival style architecture, DO09:0544-009



House at 420 J.E. George Boulevard as an example of a rambling Ranch with Colonial Revival style influences, DO09:0545-027

Chapter 3. Recommendations

Commerce



House at 6802 Burt Street as an example of a Ranch house, DO09:0550-010



Commercial building at 311 South 72nd Street, DO09:0544-015



House at 904 North 66th Street as an example of a Ranch house, DO09:0550-011



Commercial building at 325 North 72nd Street, DO09:0546-014

Services



House at 6617 Cuming Street as an example of Contemporary style architecture, DO09:0550-012



Office building at 6919 Dodge Street, DO09:0544-028

Religion



*St. Matthias Chapel at 400 North Happy Hollow
Boulevard, DO09:0434-003*



*Chancery Archdiocese of Omaha at 100 North 62nd
Street, DO09:0545-022*



*St. Margaret Mary's Church and School Complex at 6102
Dodge Street, DO09:0545-002*



*Temple Israel of Omaha at 7023 Cass Street,
DO09:0546-015*



*First Christian Church at 6630 Dodge Street,
DO09:0545-019*



*First United Methodist Church Complex at 7020 Cass
Street, DO09:0548-002*

Chapter 3. Recommendations



Luther Memorial Evangelical Lutheran Church at 6099 Western Avenue, DO09:0549-008

Education



Western Hills Magnet School at 6523 Western Avenue, DO09:0549-003



School at 820 Mayfield Avenue, DO09:0550-005

Diversion



Memorial Park, located west of Happy Hollow Boulevard, between Dodge Street and Underwood Avenue, DO09:0434-004

Transportation



Pedestrian Bridge over Dodge Street, between Elmwood Park and Memorial Park, DO09:0432-011, already designated as an Omaha Landmark

Future Survey and Research Needs

While conducting the NeHBS fieldwork within the survey area, several topics and resource types were identified that would benefit from further research and intensive survey efforts to help interpret this area of Omaha's history.

Continued Reconnaissance Surveys of Postwar Resources in Omaha

Like many cities across the country, the city of Omaha experienced a boom in post-World War II residential construction. In order to meet the increasing housing demand created by returning soldiers and a growing metropolitan population, house building in Omaha averaged more than 2,000 completed dwellings per year between 1950 and 1960. Continued reconnaissance surveys of postwar neighborhoods and

resources in Omaha would broaden the perspective with which to document and evaluate the ubiquitous housing types of the postwar period, namely the Ranch, Split-level, and Contemporary forms. Additionally, continued surveys would identify significant property types and potential districts of postwar residential housing that may be eligible for listing in the National Register.

Develop a Historic Context for the Postwar Period in Omaha

This was the first NeHBS survey to focus on postwar resources and neighborhoods in Omaha. Due to the recent nature of postwar development, many associated resources have not been previously surveyed and evaluated. Within Omaha, a citywide historic context for this period of rapid residential expansion has not been completed. Development of a historic context based on intensive-level research would assist in identifying the important themes during this period of development, as well as individuals responsible for subdivisions and construction activities, and significant concentrations of resources. A citywide historic context could also identify integrity requirements needed for individual properties or districts to qualify for local designation or listing in the National Register. In conjunction with continued reconnaissance surveys of postwar resources, a historic context would aid the Omaha CLG and NeSHPO in documenting and evaluating thousands of extant postwar structures.

A Proactive Role of Preservation within the Survey Area

The neighborhoods within the survey area have a significant amount of historic preservation potential, whether in commercial or residential areas. Using locally sponsored preservation tools, the city and local preservation-oriented groups can foster preservation efforts within the survey area. The goal is to have preservation become an embraced community value, similar to public safety and quality education.

A variety of preservation activities include:

- Working with neighborhood associations to understand area history and to include preservation as a priority of their future plans and organization.

- Organizing events to increase public education on preservation issues.

- Designating local landmarks and districts.

- Listing properties in the National Register.

- Promoting walking tours.

- Strengthening local historical societies, preservation-oriented groups, and museums.

- Continuing survey efforts on behalf of Omaha CLG and the NSHS.

Preservation tools available include:

- Promoting tax credits to help stimulate downtown and neighborhood revitalization. The preservation and continued use of the historic buildings in the survey area can contribute to a vibrant and economically viable community. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation. For buildings that were constructed before 1936, not eligible for the National Register, and used for non-residential uses, the Internal Revenue Service administers a 10 percent tax credit.

- Promoting the use of state and federal tax credits available for properties listed in the National Register. See Chapter 4 for additional information.

For more information on tax credits contact the National Park Service (NPS) or visit their brochure on the web at www2.cr.nps.gov/tps/tax/brochure2.htm or the NSHS web site at <http://www.nebraska-history.org/histpres/tax.htm>.

- Establishing local design guidelines.

Design guidelines recommend practices to improve and protect the visual character and defining features of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings. Design guidelines could suggest techniques for the restoration of storefronts, appropriate alterations, or suitable replacement of windows. For example, property owners could learn appropriate cleaning and repointing methods for masonry that would not damage the structural stability of the bricks, yet would still renew the appearance of a building.

Chapter 3. Recommendations

Each community can tailor a set of guidelines to a particular area to address issues for specific building types. Design guidelines should follow the *Secretary of the Interior's Standards for Rehabilitation*, prepared by the NPS.

For more information or design guidelines contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 4).

Chapter 4

Preservation in Nebraska

Introduction

Throughout much of Nebraska's history, historic preservation was the province of dedicated individuals and organizations working alone in local communities. Since the passage of the National Historic Preservation Act of 1966, however, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the Act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS' Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include:

- Conducting and maintaining a statewide historic building survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.

- Administering a federal tax incentives program for the preservation of historic buildings.

In addition to these duties, Nebraska has a state-sponsored financial incentive for preservation called the Valuation Incentive Program, which the NeSHPO administers.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 71,500 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without

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permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county, such as an historic highway or type of industry.

The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed “first look” at historic properties. Additionally, because the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community’s history.

For more information, please call the Survey Coordinator listed below.

National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register of Historic Places (National Register). The National Register is our nation’s official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed in the National Register.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it does not mean. The National Register does not:

- Restrict, in any way, a private property owner’s ability to alter, manage, or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner’s objection.
- Allow the listing of an historic district over a majority of property owners’ objections.
- Require public access to private property.

Listing a property in the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Help promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed below.

Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local level. One element of this goal is to link local governments

with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality that has adopted preservation as a priority. To become a CLG, a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
 - Promote preservation education and outreach.
 - Conduct and maintain some level of a historic building survey.
 - Establish a mechanism to designate local landmarks.
 - Create a preservation commission to oversee the preservation ordinance and the CLG program.
- The advantages of achieving CLG status include:
- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
 - Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.
 - Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.
 - CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
 - CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
 - Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park Service, and there are general rules to follow. A community considering CLG status, however, is given broad flexibility within those rules when

structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

Omaha Certified Local Government

The city of Omaha qualified as a CLG in 1985. The Planning Department's Historic Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city's historic resources. A survey defines the historic character of a community or particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the city of Omaha's preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in the Omaha area for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 6,000 buildings in the city's jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha's Geographic Information System (GIS).

Data contained in the Omaha-Douglas County Historic Buildings Survey is coordinated with the NeHBS maintained by the NeSHPO. Both the local and state survey data are accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

Omaha Landmarks Heritage Preservation Commission

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation of a commission that has the ability to designate structures and districts of local significance; regulate work done on designated buildings; and identify and implement overall goals and objectives for preservation in the city.

Chapter 4. Preservation in Nebraska

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, with special meetings held by call of the chairman.

For more information, please call the Preservation Administrator at the Omaha Planning Department listed below.

Federal Project Review

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing in, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed below.

Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or a locally landmarked (by a CLG see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.

- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.

- Helping to broaden the tax base.

- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.

- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property in the National Register) and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office.

For more information, please call the Preservation Tax Incentives Coordinator listed below.

Valuation Incentive Program

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. Through the valuation preference, the *assessed valuation* of an historic property is frozen for eight years at the year rehabilitation is begun. The valuation then rises to its market level over a period of four years.

To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local ordinance.

- Be substantially rehabilitated, which means the project must be worth at least 25% of the property's base-year assessed value.

- Be rehabilitated in accordance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

- Buildings *must* be a qualified historic structure and the NeSHPO must approve the rehabilitation before

construction work starts in order to qualify for the tax freeze benefits.

The tax freeze benefits the owners of the historic properties and the community by:

- Providing a real economic incentive to rehabilitate historic buildings.

- Increasing the long-term tax base of a community.

- Helping stabilize older, historic neighborhoods and commercial areas.

- Encouraging the promotion, recognition, and designation of historic buildings.

- Allowing participation by local governments that enact approved historic preservation ordinances.

For more information about VIP, please contact the NeSHPO at the contact numbers listed below.

Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source - the National Historic Preservation Act - they work best when they used together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

Chapter 4. Preservation in Nebraska

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

Organizational Contacts

City of Omaha Planning Department and Omaha CLG

James Krance, Preservation Administrator
Telephone: (402) 444-5770
E-mail: jkrance@ci.omaha.ne.us

Nebraska State Historic Preservation Office

General information
Telephone: (402) 471-4787
E-mail: teresa.fatemi@nebraska.gov

Michael J. Smith, Director
Nebraska State Historical Society
State Historic Preservation Officer
Telephone: (402) 471-4745
E-mail: michael.smith@nebraska.gov

L. Robert Puschendorf, Associate Director
Deputy State Historic Preservation Officer
Telephone: (402) 471-4769
E-mail: bob.puschendorf@nebraska.gov

Teresa Fatemi, Staff Assistant
Telephone: (402) 471-4768
E-mail: teresa.fatemi@nebraska.gov

Nebraska Historic Buildings Survey

Jill Dolberg
Telephone: (402) 471-4773
E-mail: jill.dolberg@nebraska.gov

National Register of Historic Places

Jessie Nunn, National Register Coordinator
Telephone: (402) 471-4770
E-mail: jessie.nunn@nebraska.gov

Certified Local Governments

L. Robert Puschendorf
Telephone: (402) 471-4769
E-mail: bob.puschendorf@nebraska.gov

Preservation Tax Incentives and Valuation Incentive Program (VIP)

Grant Landreth, Project Coordinator
Telephone: (402) 471-4788
E-mail: grant.landreth@nebraska.gov

Federal Agency Review (Section 106 Review)

Jill Dolberg, Review and Compliance Coordinator
Telephone: (402) 471-4773
E-mail: jill.dolberg@nebraska.gov

Archaeology

Terry Steinacher, Archaeology Program Associate
Telephone: (308) 665-2918
E-mail: tsteinach@bbc.net

The personnel above, excluding Terry Steinacher, may also be reached by dialing 1-800-833-6747.

State of Nebraska Historic Preservation Board Members

Dee Adams – Merna
Janet Jeffries-Beauvais – Crete
Ken Bunger, President of NSHS Board of Trustees – Omaha
Nancy Carlson – Genoa
Paul Demers – Lincoln
Nancy Gillis – Bancroft
Nancy Haney – Lyman
Jim McKee – Lincoln
Pat Phillips – Omaha
Elizabeth Spilinek – Hastings
Michael J. Smith, Director – Lincoln
Dan Worth – Lincoln

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
Over Dodge St., between Elmwood & Memorial Parks	Pedestrian Bridge	DO09:0432-011	Transportation
400 North Happy Hollow Blvd.	St. Matthias Chapel	DO09:0434-003	Religion
6005 Underwood Ave.	Memorial Park	DO09:0434-004	Diversions
1014 J.E. George Blvd.	House	DO09:0438-215	Settlement
1008 J.E. George Blvd.	House	DO09:0438-216	Settlement
694 J.E. George Blvd.	House	DO09:0438-217	Settlement
1002 J.E. George Blvd.	House	DO09:0438-218	Settlement
726 J.E. George Blvd.	House	DO09:0438-219	Settlement
722 J.E. George Blvd.	House	DO09:0438-220	Settlement
718 J.E. George Blvd.	House	DO09:0438-221	Settlement
714 J.E. George Blvd.	House	DO09:0438-222	Settlement
710 J.E. George Blvd.	House	DO09:0438-223	Settlement
706 J.E. George Blvd.	House	DO09:0438-224	Settlement
702 J.E. George Blvd.	House	DO09:0438-225	Settlement
1113 Dillon Dr.	House	DO09:0438-226	Settlement
1109 Dillon Dr.	House	DO09:0438-227	Settlement
1101 Dillon Dr.	House	DO09:0438-228	Settlement
925 Dillon Dr.	House	DO09:0438-229	Settlement
919 Dillon Dr.	House	DO09:0438-230	Settlement
913 Dillon Dr.	House	DO09:0438-231	Settlement
907 Dillon Dr.	House	DO09:0438-232	Settlement
901 Dillon Dr.	House	DO09:0438-233	Settlement
688 J.E. George Blvd.	House	DO09:0438-234	Settlement
849 Dillon Dr.	House	DO09:0438-235	Settlement
1123 North 60th St.	House	DO09:0438-236	Settlement
1121 North 60th St.	House	DO09:0438-237	Settlement
1115 North 60th St.	House	DO09:0438-238	Settlement
1109 North 60th St.	House	DO09:0438-239	Settlement
902 Dillon Dr.	House	DO09:0438-240	Settlement
908 Dillon Dr.	House	DO09:0438-241	Settlement
918 Dillon Dr.	House	DO09:0438-242	Settlement
1102 Dillon Dr.	House	DO09:0438-243	Settlement
1108 Dillon Dr.	House	DO09:0438-244	Settlement
1114 Dillon Dr.	House	DO09:0438-245	Settlement
5961 Western Ave.	House	DO09:0438-246	Settlement
5967 Western Ave.	House	DO09:0438-247	Settlement
901 South 68th St.	House	DO09:0540-001	Settlement
6826 Pacific St.	House	DO09:0540-002	Settlement
6830 Pacific St.	House	DO09:0540-003	Settlement
6701 Mayberry St.	House	DO09:0540-004	Settlement
6710 Mayberry St.	House	DO09:0540-005	Settlement
6715 Mayberry St.	House	DO09:0540-006	Settlement
6717 Mayberry St.	Duplex	DO09:0540-007	Settlement
6803 Mayberry St.	House	DO09:0540-008	Settlement
6709 Mason St.	House	DO09:0540-009	Settlement
6703 Mason St.	House	DO09:0540-010	Settlement
920 South 67th St.	House	DO09:0540-011	Settlement
822 South 67th St.	House	DO09:0540-012	Settlement
818 South 67th St.	House	DO09:0540-013	Settlement
812 South 67th St.	House	DO09:0540-014	Settlement
808 South 67th St.	House	DO09:0540-015	Settlement

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
815 South 67th Ave.	House	DO09:0540-016	Settlement
830 South 67th Ave.	House	DO09:0540-017	Settlement
6920 Pacific St.	Eli Caniglia's Venice Inn Sign	DO09:0540-018	Commerce
802 South 60th St.	Elmwood Park	DO09:0541-001	Diversion
Block 1 of Mel-Air Addition	Residential Grouping - Mel-Air Addition	DO09:0542-001	Settlement
Block 2 of Mel-Air Addition	Residential Grouping - Mel-Air Addition	DO09:0542-002	Settlement
Block 3 of Mel-Air Addition	Residential Grouping - Mel-Air Addition	DO09:0542-003	Settlement
Block 1 of Town & Country Place	Residential Grouping - Town and Country Place	DO09:0542-004	Settlement
508 South 67th St.	House	DO09:0542-005	Settlement
714 South 67th St.	House	DO09:0542-006	Settlement
327 South 68th St.	House	DO09:0542-007	Settlement
6706 Howard St.	House	DO09:0542-008	Settlement
113 South 68th Ave.	House	DO09:0544-003	Settlement
314 South 68th Ave.	House	DO09:0544-006	Settlement
310 South 68th Ave.	House	DO09:0544-007	Settlement
230 South 68th Ave.	House	DO09:0544-009	Settlement
222 South 68th Ave.	House	DO09:0544-010	Settlement
337 South 70th St.	House	DO09:0544-013	Settlement
337 South 72nd St.	Auto World	DO09:0544-014	Commerce
311 South 72nd St.	Commercial Building	DO09:0544-015	Commerce
203 South 70th Ave.	House	DO09:0544-016	Settlement
202 South 70th Ave.	House	DO09:0544-017	Settlement
222 South 70th Ave.	House	DO09:0544-018	Settlement
315 South 70th Ave.	House	DO09:0544-019	Settlement
320 South 70th Ave.	House	DO09:0544-020	Settlement
329 South 70th Ave.	House	DO09:0544-021	Settlement
328 South 70th Ave.	House	DO09:0544-022	Settlement
336 South 70th St.	House	DO09:0544-023	Settlement
323 South 70th St.	House	DO09:0544-024	Settlement
317 South 70th St.	House	DO09:0544-025	Settlement
320 South 70th St.	House	DO09:0544-026	Settlement
108 South 70th St.	House	DO09:0544-027	Settlement
6919 Dodge St.	Office Building	DO09:0544-028	Services
6901 Dodge St.	Office Building	DO09:0544-029	Services
128 South 69th St.	House	DO09:0544-030	Settlement
332 South 69th St.	House	DO09:0544-031	Settlement
7004 Farnam St.	House	DO09:0544-032	Settlement
7011 Farnam St.	House	DO09:0544-033	Settlement
302 South 69th St.	House	DO09:0544-034	Settlement
309 South 68th Ave.	House	DO09:0544-035	Settlement
125 South 68th Ave.	House	DO09:0544-036	Settlement
330 South 68th Ave.	House	DO09:0544-037	Settlement
W side of South 68th St. btwn Farnam St. & Howard St.	Residential Grouping - Fair Ridge	DO09:0544-038	Settlement
E side of South 68th St. btwn Farnam St. & Howard St.	Residential Grouping - Fair Ridge	DO09:0544-039	Settlement
W side of South 68th St. btwn Farnam St. & Dodge St.	Residential Grouping - Fair Ridge	DO09:0544-040	Settlement

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
E side of South 68th St. btwn Farnam St. & Dodge St	Residential Grouping - Fair Ridge	DO09:0544-041	Settlement
110 South 67th Ave.	House	DO09:0544-042	Settlement
314 South 67th St.	House	DO09:0544-043	Settlement
421 South 67th St.	House	DO09:0544-044	Settlement
6300 Dodge St.	House	DO09:0545-001	Settlement
6102 Dodge St.	St. Margaret Mary's Church and School	DO09:0545-002	Religion
210 Fairacres Rd.	House	DO09:0545-003	Settlement
216 Fairacres Rd.	House	DO09:0545-004	Settlement
Fairacres Rd.	Street	DO09:0545-005	Transportation
220 Fairacres Rd.	House	DO09:0545-006	Settlement
6301 Chicago St.	House	DO09:0545-007	Settlement
401 Fairacres Rd.	House	DO09:0545-008	Settlement
6211 Chicago St.	House	DO09:0545-009	Settlement
425 Fairacres Rd.	House	DO09:0545-010	Settlement
423 Fairacres Rd.	House	DO09:0545-011	Settlement
6421 Chicago St.	House	DO09:0545-012	Settlement
6424 Chicago St.	House	DO09:0545-013	Settlement
6501 Prairie Ave.	House	DO09:0545-014	Settlement
6540 Prairie Ave.	House	DO09:0545-015	Settlement
145 Elmwood Rd.	House	DO09:0545-016	Settlement
139 Elmwood Rd.	House	DO09:0545-017	Settlement
138 North 66th St.	House	DO09:0545-018	Settlement
6630 Dodge St.	First Christian Church	DO09:0545-019	Religion
220 North 62nd St.	House	DO09:0545-020	Settlement
203 North 62nd St.	House	DO09:0545-021	Settlement
100 North 62nd St.	Chancery Archdiocese of Omaha	DO09:0545-022	Religion
401 North 62nd St.	House	DO09:0545-023	Settlement
Between 421& 601 North 62nd St.	Brick sidewalk	DO09:0545-024	Settlement
424 North 61st St.	House	DO09:0545-025	Settlement
416 North 61st St.	House	DO09:0545-026	Settlement
420 J.E. George Blvd.	House	DO09:0545-027	Settlement
424 J.E. George Blvd.	House	DO09:0545-028	Settlement
425 North 62nd St.	House	DO09:0545-029	Settlement
421 North 62nd St.	House	DO09:0545-030	Settlement
400 North 62nd St.	House	DO09:0545-031	Settlement
207 North 62nd St.	House	DO09:0545-032	Settlement
6116 Chicago St.	House	DO09:0545-033	Settlement
Intersection of Davenport St. & North 66th St.	Fairacres Park	DO09:0545-034	Diversions
407 North Elmwood Rd.	House	DO09:0545-035	Settlement
120 North 62nd St.	House	DO09:0545-036	Settlement
200 North 62nd St.	House	DO09:0545-037	Settlement
Adjacent to 120 North 62nd St.	Brick sidewalk	DO09:0545-038	Settlement
142 Elmwood Rd.	House	DO09:0545-039	Settlement
401 North Elmwood Rd.	House	DO09:0545-040	Settlement
6544 Prairie Ave.	House	DO09:0545-041	Settlement
6545 Prairie Ave.	House	DO09:0545-042	Settlement
6500 Prairie Ave.	House	DO09:0545-043	Settlement
6450 Prairie Ave.	House	DO09:0545-044	Settlement
420 Fairacres Rd.	House	DO09:0545-045	Settlement

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
410 Fairacres Rd.	House	DO09:0545-046	Settlement
402 Fairacres Rd.	House	DO09:0545-047	Settlement
207 Fairacres Rd.	House	DO09:0545-048	Settlement
6403 Chicago St.	House	DO09:0545-049	Settlement
6731 Davenport St.	House	DO09:0546-001	Settlement
320 North 68th St.	House	DO09:0546-002	Settlement
419 North 68th St.	House	DO09:0546-003	Settlement
321 North 68th St.	House	DO09:0546-004	Settlement
6724 Davenport St.	House	DO09:0546-005	Settlement
6720 Davenport St.	House	DO09:0546-006	Settlement
6721 Davenport St.	House	DO09:0546-007	Settlement
6711 Davenport St.	House	DO09:0546-008	Settlement
6701 Davenport St.	House	DO09:0546-009	Settlement
6852 Dodge St.	House	DO09:0546-010	Settlement
6615 Davenport St.	House	DO09:0546-011	Settlement
6611 Davenport St.	House	DO09:0546-012	Settlement
412 Elmwood Rd.	House	DO09:0546-013	Settlement
325 North 72nd St.	Commercial Building	DO09:0546-014	Commerce
7023 Cass St.	Temple Israel of Omaha	DO09:0546-015	Religion
330 North 68th St.	House	DO09:0546-016	Settlement
324 North 68th St.	House	DO09:0546-017	Settlement
306 North 68th St.	House	DO09:0546-018	Settlement
302 Hackberry Rd.	House	DO09:0546-019	Settlement
6729 Davenport St.	House	DO09:0546-020	Settlement
6725 Davenport St.	House	DO09:0546-021	Settlement
6710 Davenport St.	House	DO09:0546-022	Settlement
6610 Davenport St.	House	DO09:0546-023	Settlement
400 North Elmwood Rd.	House	DO09:0546-024	Settlement
624 Fairacres Rd.	House	DO09:0547-001	Settlement
Fairacres Rd.	Street	DO09:0547-002	Transportation
616 Fairacres Rd.	House	DO09:0547-003	Settlement
426 Fairacres Rd.	House	DO09:0547-004	Settlement
527 North Elmwood Rd.	House	DO09:0547-005	Settlement
847 Fairacres Rd.	House	DO09:0547-006	Settlement
844 Fairacres Rd.	House	DO09:0547-007	Settlement
835 Fairacres Rd.	House	DO09:0547-008	Settlement
840 Fairacres Rd.	House	DO09:0547-009	Settlement
820 Fairacres Rd.	House	DO09:0547-010	Settlement
761 Fairacres Rd.	House	DO09:0547-011	Settlement
750 Fairacres Rd.	House	DO09:0547-012	Settlement
655 Fairacres Rd.	House	DO09:0547-013	Settlement
700 Fairacres Rd.	House	DO09:0547-014	Settlement
505 North 65th St.	House	DO09:0547-015	Settlement
604 North 65th St.	House	DO09:0547-016	Settlement
619 North 65th St.	House	DO09:0547-017	Settlement
664 Fairwood Ln.	House	DO09:0547-018	Settlement
654 Fairwood Ln.	House	DO09:0547-019	Settlement
658 North 63rd St.	House	DO09:0547-020	Settlement
703 Dillon Dr.	House	DO09:0547-021	Settlement
667 Dillon Dr.	House	DO09:0547-022	Settlement
659 Dillon Dr.	House	DO09:0547-023	Settlement
651 Parkwood Ln.	House	DO09:0547-024	Settlement

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
6444 Prairie Ave.	House	DO09:0547-025	Settlement
6435 Prairie Ave.	House	DO09:0547-026	Settlement
6202 California St.	House	DO09:0547-027	Settlement
431 North 62nd St.	House	DO09:0547-028	Settlement
601 North 62nd St.	House	DO09:0547-029	Settlement
615 North 62nd St.	House	DO09:0547-030	Settlement
631 North 62nd St.	House	DO09:0547-031	Settlement
444 North 61st St.	House	DO09:0547-032	Settlement
439 North 61st St.	House	DO09:0547-033	Settlement
428 J.E. George Blvd.	House	DO09:0547-034	Settlement
450 J.E. George Blvd.	House	DO09:0547-035	Settlement
6212 Glenwood Rd.	House	DO09:0547-036	Settlement
6204 Underwood Ave.	House	DO09:0547-037	Settlement
6515 Underwood Ave.	House	DO09:0547-038	Settlement
620 North 65th St.	House	DO09:0547-039	Settlement
610 North 65th St.	House	DO09:0547-040	Settlement
615 North 65th St.	House	DO09:0547-041	Settlement
607 North 65th St.	House	DO09:0547-042	Settlement
524 North 65th St.	House	DO09:0547-043	Settlement
617 Fairacres Rd.	House	DO09:0547-044	Settlement
615 Fairacres Rd.	House	DO09:0547-045	Settlement
601 Fairacres Rd.	House	DO09:0547-046	Settlement
608 Fairacres Rd.	House	DO09:0547-047	Settlement
6428 California St.	House	DO09:0547-048	Settlement
525 Fairacres Rd.	House	DO09:0547-049	Settlement
6220 California St.	House	DO09:0547-050	Settlement
6214 California St.	House	DO09:0547-051	Settlement
6210 California St.	House	DO09:0547-052	Settlement
6209 California St.	House	DO09:0547-053	Settlement
6247 Underwood Ave.	House	DO09:0547-054	Settlement
6241 Underwood Ave.	House	DO09:0547-055	Settlement
6237 Underwood Ave.	House	DO09:0547-056	Settlement
6227 Underwood Ave.	House	DO09:0547-057	Settlement
6211 Underwood Ave.	House	DO09:0547-058	Settlement
6201 Underwood Ave.	House	DO09:0547-059	Settlement
603 North 62nd St.	House	DO09:0547-060	Settlement
509 North 62nd St.	House	DO09:0547-061	Settlement
505 North 62nd St.	House	DO09:0547-062	Settlement
425 North Elmwood Rd.	House	DO09:0547-063	Settlement
521 North Elmwood Rd.	House	DO09:0547-064	Settlement
6500 Underwood Ave.	House	DO09:0547-065	Settlement
609 North 66th St.	House	DO09:0547-066	Settlement
667 North 66th St.	House	DO09:0547-067	Settlement
674 North 63rd St.	House	DO09:0547-068	Settlement
672 North 63rd St.	House	DO09:0547-069	Settlement
666 North 63rd St.	House	DO09:0547-070	Settlement
650 North 63rd St.	House	DO09:0547-071	Settlement
651 Fairacres Rd.	House	DO09:0547-072	Settlement
760 Fairacres Rd.	House	DO09:0547-073	Settlement
765 Fairacres Rd.	House	DO09:0547-074	Settlement
672 Fairwood Ln.	House	DO09:0547-075	Settlement
830 Fairacres Rd.	House	DO09:0547-076	Settlement

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
843 Fairacres Rd.	House	DO09:0547-077	Settlement
848 Fairacres Rd.	House	DO09:0547-078	Settlement
850 Fairacres Rd.	House	DO09:0547-079	Settlement
849 Fairacres Rd.	House	DO09:0547-080	Settlement
6420 Underwood Ave.	House	DO09:0547-081	Settlement
6414 Underwood Ave.	House	DO09:0547-082	Settlement
660 Fairwood Ln.	House	DO09:0547-083	Settlement
663 Fairwood Ln.	House	DO09:0547-084	Settlement
654 Dillon Dr.	House	DO09:0547-085	Settlement
675 Parkwood Ln.	House	DO09:0547-086	Settlement
6223 Glenwood Rd.	House	DO09:0547-087	Settlement
6523 Underwood Ave.	House	DO09:0547-088	Settlement
6519 Underwood Ave.	House	DO09:0547-089	Settlement
711 Dillon Dr.	House	DO09:0547-090	Settlement
683 Dillon Dr.	House	DO09:0547-091	Settlement
675 Dillon Dr.	House	DO09:0547-092	Settlement
653 Dillon Dr.	House	DO09:0547-093	Settlement
652 J.E. George Blvd.	House	DO09:0547-094	Settlement
654 J.E. George Blvd.	House	DO09:0547-095	Settlement
656 J.E. George Blvd.	House	DO09:0547-096	Settlement
658 J.E. George Blvd.	House	DO09:0547-097	Settlement
660 J.E. George Blvd.	House	DO09:0547-098	Settlement
662 J.E. George Blvd.	House	DO09:0547-099	Settlement
664 J.E. George Blvd.	House	DO09:0547-100	Settlement
687 Parkwood Ln.	House	DO09:0547-101	Settlement
683 Parkwood Ln.	House	DO09:0547-102	Settlement
667 Parkwood Ln.	House	DO09:0547-103	Settlement
659 Parkwood Ln.	House	DO09:0547-104	Settlement
660 Dillon Dr.	House	DO09:0547-105	Settlement
668 Dillon Dr.	House	DO09:0547-106	Settlement
676 Dillon Dr.	House	DO09:0547-107	Settlement
684 Dillon Dr.	House	DO09:0547-108	Settlement
701 Sunset Trl.	House	DO09:0547-109	Settlement
677 Sunset Trl.	House	DO09:0547-110	Settlement
6217 Glenwood Rd.	House	DO09:0547-111	Settlement
6211 Glenwood Rd.	House	DO09:0547-112	Settlement
6205 Glenwood Rd.	House	DO09:0547-113	Settlement
6102 Underwood Ave.	House	DO09:0547-114	Settlement
660 Parkwood Ln.	House	DO09:0547-115	Settlement
668 Parkwood Ln.	House	DO09:0547-116	Settlement
672 Parkwood Ln.	House	DO09:0547-117	Settlement
678 Parkwood Ln.	House	DO09:0547-118	Settlement
684 Parkwood Ln.	House	DO09:0547-119	Settlement
671 North 63rd St.	House	DO09:0547-120	Settlement
667 North 63rd St.	House	DO09:0547-121	Settlement
663 North 63rd St.	House	DO09:0547-122	Settlement
659 North 63rd St.	House	DO09:0547-123	Settlement
655 North 63rd St.	House	DO09:0547-124	Settlement
651 North 63rd St.	House	DO09:0547-125	Settlement
6220 Glenwood Rd.	House	DO09:0547-126	Settlement
6230 Glenwood Rd.	House	DO09:0547-127	Settlement
6238 Glenwood Rd.	House	DO09:0547-128	Settlement

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
6244 Glenwood Rd.	House	DO09:0547-129	Settlement
6254 Glenwood Rd.	House	DO09:0547-130	Settlement
711 North 69th St.	House	DO09:0548-001	Settlement
7020 Cass St.	First Methodist Church	DO09:0548-002	Religion
601 Hackberry Rd.	House	DO09:0548-003	Settlement
701 Hackberry Rd.	House	DO09:0548-004	Settlement
6625 Burt St.	House	DO09:0548-005	Settlement
524 North Elmwood Rd.	House	DO09:0548-006	Settlement
6611 Underwood Ave.	House	DO09:0548-007	Settlement
6621 Underwood Ave.	House	DO09:0548-008	Settlement
535 North 68th St.	House	DO09:0548-009	Settlement
515 North 68th St.	House	DO09:0548-010	Settlement
6819 Underwood Ave.	House	DO09:0548-011	Settlement
6705 Underwood Ave.	House	DO09:0548-012	Settlement
681 Hackberry Rd.	House	DO09:0548-013	Settlement
717 Hackberry Rd.	House	DO09:0548-014	Settlement
721 Hackberry Rd.	House	DO09:0548-015	Settlement
6629 Burt St.	House	DO09:0548-016	Settlement
724 North 66th St.	House	DO09:0548-017	Settlement
720 North 66th St.	House	DO09:0548-018	Settlement
668 North 66th St.	House	DO09:0548-019	Settlement
652 North 66th St.	House	DO09:0548-020	Settlement
660 Underwood Ave.	House	DO09:0548-021	Settlement
6614 Underwood Ave.	House	DO09:0548-022	Settlement
6620 Underwood Ave.	House	DO09:0548-023	Settlement
506 North Elmwood Rd.	House	DO09:0548-024	Settlement
6451 Cuming St.	House	DO09:0549-001	Settlement
6459 Cuming St.	House	DO09:0549-002	Settlement
6523 Western Ave.	Western Hills Magnet School	DO09:0549-003	Education
1017 Hillcrest Dr.	House	DO09:0549-004	Settlement
1003 Hillcrest Dr.	House	DO09:0549-005	Settlement
923 Hillcrest Dr.	House	DO09:0549-006	Settlement
827 Dillon Dr.	House	DO09:0549-007	Settlement
6099 Western Ave.	Luther Memorial Evangelical Lutheran Church	DO09:0549-008	Religion
812 Parkwood Ln.	House	DO09:0549-009	Settlement
818 Parkwood Ln.	House	DO09:0549-010	Settlement
702 Parkwood Ln.	House	DO09:0549-011	Settlement
824 Parkwood Ln.	House	DO09:0549-012	Settlement
830 Parkwood Ln.	House	DO09:0549-013	Settlement
6443 Glenwood Rd.	House	DO09:0549-014	Settlement
6311 Glenwood Rd.	House	DO09:0549-015	Settlement
838 Parkwood Ln.	House	DO09:0549-016	Settlement
1013 North 63rd St.	House	DO09:0549-017	Settlement
844 Parkwood Ln.	House	DO09:0549-018	Settlement
850 Parkwood Ln.	House	DO09:0549-019	Settlement
856 Parkwood Ln.	House	DO09:0549-020	Settlement
732 Sunset Trl.	House	DO09:0549-021	Settlement
709 Parkwood Ln.	House	DO09:0549-022	Settlement
6495 Cuming St.	House	DO09:0549-023	Settlement
6493 Cuming St.	House	DO09:0549-024	Settlement
6485 Cuming St.	House	DO09:0549-025	Settlement

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
6481 Cuming St.	House	DO09:0549-026	Settlement
6477 Cuming St.	House	DO09:0549-027	Settlement
6473 Cuming St.	House	DO09:0549-028	Settlement
6469 Cuming St.	House	DO09:0549-029	Settlement
6465 Cuming St.	House	DO09:0549-030	Settlement
6277 Glenwood Rd.	House	DO09:0549-031	Settlement
1002 North 63rd St.	House	DO09:0549-032	Settlement
1026 North 64th St.	House	DO09:0549-033	Settlement
1023 Hillcrest Dr.	House	DO09:0549-034	Settlement
902 Hillcrest Dr.	House	DO09:0549-035	Settlement
6102 Burt St.	House	DO09:0549-036	Settlement
801 Parkwood Ln.	House	DO09:0549-037	Settlement
835 Parkwood Ln.	House	DO09:0549-038	Settlement
710 Dillon Dr.	House	DO09:0549-039	Settlement
727 Parkwood Ln.	House	DO09:0549-040	Settlement
1110 North 60th St.	House	DO09:0549-041	Settlement
1124 North 60th St.	House	DO09:0549-042	Settlement
847 Parkwood Ln.	House	DO09:0549-043	Settlement
841 Parkwood Ln.	House	DO09:0549-044	Settlement
827 Parkwood Ln.	House	DO09:0549-045	Settlement
821 Parkwood Ln.	House	DO09:0549-046	Settlement
815 Parkwood Ln.	House	DO09:0549-047	Settlement
807 Parkwood Ln.	House	DO09:0549-048	Settlement
808 Dillon Dr.	House	DO09:0549-049	Settlement
814 Dillon Dr.	House	DO09:0549-050	Settlement
820 Dillon Dr.	House	DO09:0549-051	Settlement
826 Dillon Dr.	House	DO09:0549-052	Settlement
834 Dillon Dr.	House	DO09:0549-053	Settlement
840 Dillon Dr.	House	DO09:0549-054	Settlement
846 Dillon Dr.	House	DO09:0549-055	Settlement
1104 North 60th St.	House	DO09:0549-056	Settlement
843 Dillon Dr.	House	DO09:0549-057	Settlement
839 Dillon Dr.	House	DO09:0549-058	Settlement
833 Dillon Dr.	House	DO09:0549-059	Settlement
815 Dillon Dr.	House	DO09:0549-060	Settlement
809 Dillon Dr.	House	DO09:0549-061	Settlement
715 Dillon Dr.	House	DO09:0549-062	Settlement
670 J.E. George Blvd.	House	DO09:0549-063	Settlement
672 J.E. George Blvd.	House	DO09:0549-064	Settlement
676 J.E. George Blvd.	House	DO09:0549-065	Settlement
680 J.E. George Blvd.	House	DO09:0549-066	Settlement
684 J.E. George Blvd.	House	DO09:0549-067	Settlement
707 Parkwood Ln.	House	DO09:0549-068	Settlement
701 Parkwood Ln.	House	DO09:0549-069	Settlement
704 Dillon Dr.	House	DO09:0549-070	Settlement
702 Dillon Dr.	House	DO09:0549-071	Settlement
745 Sunset Trl.	House	DO09:0549-072	Settlement
739 Sunset Trl.	House	DO09:0549-073	Settlement
725 Sunset Trl.	House	DO09:0549-074	Settlement
721 Sunset Trl.	House	DO09:0549-075	Settlement
717 Sunset Trl.	House	DO09:0549-076	Settlement
713 Sunset Trl.	House	DO09:0549-077	Settlement

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
709 Sunset Trl.	House	DO09:0549-078	Settlement
705 Sunset Trl.	House	DO09:0549-079	Settlement
692 Parkwood Ln.	House	DO09:0549-080	Settlement
710 Parkwood Ln.	House	DO09:0549-081	Settlement
714 Parkwood Ln.	House	DO09:0549-082	Settlement
718 Parkwood Ln.	House	DO09:0549-083	Settlement
722 Parkwood Ln.	House	DO09:0549-084	Settlement
6103 Burt St.	House	DO09:0549-085	Settlement
675 North 63rd St.	House	DO09:0549-086	Settlement
6262 Glenwood Rd.	House	DO09:0549-087	Settlement
6268 Glenwood Rd.	House	DO09:0549-088	Settlement
6452 Cuming St.	House	DO09:0549-089	Settlement
6456 Cuming St.	House	DO09:0549-090	Settlement
6464 Cuming St.	House	DO09:0549-091	Settlement
6466 Cuming St.	House	DO09:0549-092	Settlement
6468 Cuming St.	House	DO09:0549-093	Settlement
6472 Cuming St.	House	DO09:0549-094	Settlement
6476 Cuming St.	House	DO09:0549-095	Settlement
6480 Cuming St.	House	DO09:0549-096	Settlement
6484 Cuming St.	House	DO09:0549-097	Settlement
6488 Cuming St.	House	DO09:0549-098	Settlement
6492 Cuming St.	House	DO09:0549-099	Settlement
6449 Glenwood Rd.	House	DO09:0549-100	Settlement
6437 Glenwood Rd.	House	DO09:0549-101	Settlement
6429 Glenwood Rd.	House	DO09:0549-102	Settlement
6421 Glenwood Rd.	House	DO09:0549-103	Settlement
6415 Glenwood Rd.	House	DO09:0549-104	Settlement
6411 Glenwood Rd.	House	DO09:0549-105	Settlement
6331 Glenwood Rd.	House	DO09:0549-106	Settlement
6325 Glenwood Rd.	House	DO09:0549-107	Settlement
6309 Glenwood Rd.	House	DO09:0549-108	Settlement
6301 Glenwood Rd.	House	DO09:0549-109	Settlement
6291 Glenwood Rd.	House	DO09:0549-110	Settlement
6285 Glenwood Rd.	House	DO09:0549-111	Settlement
6448 Glenwood Rd.	House	DO09:0549-112	Settlement
6440 Glenwood Rd.	House	DO09:0549-113	Settlement
6434 Glenwood Rd.	House	DO09:0549-114	Settlement
6426 Glenwood Rd.	House	DO09:0549-115	Settlement
6418 Glenwood Rd.	House	DO09:0549-116	Settlement
6410 Glenwood Rd.	House	DO09:0549-117	Settlement
6404 Glenwood Rd.	House	DO09:0549-118	Settlement
1002 North 64th St.	House	DO09:0549-119	Settlement
1006 North 64th St.	House	DO09:0549-120	Settlement
1010 North 64th St.	House	DO09:0549-121	Settlement
1014 North 64th St.	House	DO09:0549-122	Settlement
1018 North 64th St.	House	DO09:0549-123	Settlement
1022 North 64th St.	House	DO09:0549-124	Settlement
1030 North 64th St.	House	DO09:0549-125	Settlement
1034 North 64th St.	House	DO09:0549-126	Settlement
1033 North 64th St.	House	DO09:0549-127	Settlement
1029 North 64th St.	House	DO09:0549-128	Settlement
1025 North 64th St.	House	DO09:0549-129	Settlement

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
1023 North 64th St.	House	DO09:0549-130	Settlement
1017 North 64th St.	House	DO09:0549-131	Settlement
1015 North 64th St.	House	DO09:0549-132	Settlement
1009 North 64th St.	House	DO09:0549-133	Settlement
1007 North 64th St.	House	DO09:0549-134	Settlement
1001 North 64th St.	House	DO09:0549-135	Settlement
1006 North 63rd St.	House	DO09:0549-136	Settlement
1010 North 63rd St.	House	DO09:0549-137	Settlement
1014 North 63rd St.	House	DO09:0549-138	Settlement
1018 North 63rd St.	House	DO09:0549-139	Settlement
1022 North 63rd St.	House	DO09:0549-140	Settlement
1026 North 63rd St.	House	DO09:0549-141	Settlement
1030 North 63rd St.	House	DO09:0549-142	Settlement
1034 North 63rd St.	House	DO09:0549-143	Settlement
1038 North 63rd St.	House	DO09:0549-144	Settlement
1037 North 63rd St.	House	DO09:0549-145	Settlement
1033 North 63rd St.	House	DO09:0549-146	Settlement
1029 North 63rd St.	House	DO09:0549-147	Settlement
1025 North 63rd St.	House	DO09:0549-148	Settlement
1021 North 63rd St.	House	DO09:0549-149	Settlement
1017 North 63rd St.	House	DO09:0549-150	Settlement
1009 North 63rd St.	House	DO09:0549-151	Settlement
1005 North 63rd St.	House	DO09:0549-152	Settlement
6288 Glenwood Rd.	House	DO09:0549-153	Settlement
908 Hillcrest Dr.	House	DO09:0549-154	Settlement
914 Hillcrest Dr.	House	DO09:0549-155	Settlement
920 Hillcrest Dr.	House	DO09:0549-156	Settlement
1010 Hillcrest Dr.	House	DO09:0549-157	Settlement
1014 Hillcrest Dr.	House	DO09:0549-158	Settlement
1016 Hillcrest Dr.	House	DO09:0549-159	Settlement
1024 Hillcrest Dr.	House	DO09:0549-160	Settlement
1026 Hillcrest Dr.	House	DO09:0549-161	Settlement
1030 Hillcrest Dr.	House	DO09:0549-162	Settlement
1034 Hillcrest Dr.	House	DO09:0549-163	Settlement
1049 Hillcrest Dr.	House	DO09:0549-164	Settlement
1035 Hillcrest Dr.	House	DO09:0549-165	Settlement
1031 Hillcrest Dr.	House	DO09:0549-166	Settlement
1027 Hillcrest Dr.	House	DO09:0549-167	Settlement
1009 Hillcrest Dr.	House	DO09:0549-168	Settlement
929 Hillcrest Dr.	House	DO09:0549-169	Settlement
915 Hillcrest Dr.	House	DO09:0549-170	Settlement
907 Hillcrest Dr.	House	DO09:0549-171	Settlement
6269 Glenwood Rd.	House	DO09:0549-172	Settlement
704 Sunset Trl.	House	DO09:0549-173	Settlement
706 Sunset Trl.	House	DO09:0549-174	Settlement
712 Sunset Trl.	House	DO09:0549-175	Settlement
728 Sunset Trl.	House	DO09:0549-176	Settlement
736 Sunset Trl.	House	DO09:0549-177	Settlement
740 Sunset Trl.	House	DO09:0549-178	Settlement
744 Sunset Trl.	House	DO09:0549-179	Settlement
748 Sunset Trl.	House	DO09:0549-180	Settlement
1002 Sunset Trl.	House	DO09:0549-181	Settlement

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
1004 Sunset Trl.	House	DO09:0549-182	Settlement
1010 Sunset Trl.	House	DO09:0549-183	Settlement
1018 Sunset Trl.	House	DO09:0549-184	Settlement
1024 Sunset Trl.	House	DO09:0549-185	Settlement
1030 Sunset Trl.	House	DO09:0549-186	Settlement
Renner Gardens Plat	Residential Grouping - Renner Gardens	DO09:0550-001	Settlement
6933 Izard St.	House	DO09:0550-002	Settlement
Calkins Replat	Residential Grouping - Calkins Replat	DO09:0550-003	Settlement
801 North 72nd St.	Utility Building	DO09:0550-004	Services
820 Mayfield Ave.	School	DO09:0550-005	Education
6901 Cuming St.	House	DO09:0550-006	Settlement
853 North 68th St.	House	DO09:0550-007	Settlement
848 North 68th St.	House	DO09:0550-008	Settlement
820 North 68th St.	House	DO09:0550-009	Settlement
6802 Burt St.	House	DO09:0550-010	Settlement
904 North 66th St.	House	DO09:0550-011	Settlement
6617 Cuming St.	House	DO09:0550-012	Settlement
1026 North 67th Cir.	House	DO09:0550-013	Settlement
1020 North 67th Cir.	House	DO09:0550-014	Settlement
6611 Glenwood Rd.	House	DO09:0550-015	Settlement
1120 North 66th St.	House	DO09:0550-016	Settlement
1001 North 67th Ave.	House	DO09:0550-017	Settlement

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Glossary of Architectural Styles and Survey Terms

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

Colonial Revival (circa 1900-1940). An architectural style that relies heavily on a simple, classically derived entrance to indicate the style's architectural heritage. Colonial Revival houses often feature symmetrical forms and elevations, side gable roofs with dormers, columns, and shutters.

Glossary

Column. A circular or square vertical support member.



Example of Commercial Vernacular Style

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contemporary (circa 1950-1980). A style that relies on minimal architectural detail and harmony with nature, through the integration of the building into the landscape. Contemporary architecture often features large expanses of glass, geometrical and angular shapes, and flat roofs. In some cases, Contemporary houses are modified Ranch and Split-level forms.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.

Contributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.



Example of Dormer

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.



Example of Cross Gable building form

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

False-front (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.



Example of Gabled Ell building form

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.



Example of Front Gable building form

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

Integrity. Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period. (See Chapter 3, Research Design.)

Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure.

Glossary

The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Minimal Traditional (circa 1935-1950). Loosely based on the Tudor Revival and Colonial Revival style, Minimal Traditional homes are small, unadorned cottage-sized structures characterized by a side gable form with shallow eaves and a front-gable entry vestibule.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, Introduction of this report).

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 3, Research Design.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

Noncontributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

Object. An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.



Example of One Story Cube building form

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

Portico. A covered walk or porch supported by columns or pillars.

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and/or object situated within a delineated boundary.

Property type. A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

Ranch (circa 1945-1970). An architectural form that was the dominant postwar house type throughout the country. These houses have a one-story elongated main mass, asymmetrical facade, and low-pitched roof with wide eaves. Additional characteristic features include a large picture window on the facade, elevated windows, integrated planters, wrought-iron porch supports, wide chimneys, roof cutouts, and an attached garage or carport.



Example of Ranch building form

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.



Example of Side Gable building form

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Split-level (circa 1955-1975). A house form that is characterized by a one-story main mass resting on a raised foundation and connected to a two-story mass partially below grade, thus resulting in three floor levels of divided living space. Influenced by the Ranch, Split-level houses often feature horizontal lines, low-pitched roofs, overhanging eaves, and attached garages.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Glossary

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.

Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

Images shown in glossary adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.: State Historical Society of Wisconsin, 1986).

